

Table A-1: Non-Farm Employment by Place of Work, Asheville Regional Housing Consortium, 1990-2003

Industry	1990	1991	1992	1993	1994	1995	1996
Agriculture, forestry, fishing and hunting	784	798	809	897	938	991	1,049
Construction & mining	6,852	6,480	6,327	6,801	7,517	7,849	8,209
Manufacturing	31,320	30,075	30,260	30,785	30,747	30,391	30,026
Wholesale trade	3,723	3,744	4,442	4,078	4,471	4,603	4,947
Retail trade	16,403	15,899	15,466	15,743	16,391	17,064	17,771
Transportation and warehousing, and utilities	5,499	5,738	6,085	6,280	6,739	6,501	6,353
Information	2,064	1,852	1,884	1,919	1,975	1,972	1,932
Finance, insurance, real estate and rental and leasing	4,056	3,743	3,783	4,035	4,282	4,254	4,375
Educational, health and social services	24,021	24,227	26,150	27,096	27,665	28,639	29,809
Arts, entertainment, recreation, accommodation and food services	12,213	13,715	12,829	13,570	14,211	14,703	15,236
Other services (except public administration)	11,154	12,554	12,309	13,549	14,369	14,493	15,448
Government	6,862	6,894	7,261	7,125	7,243	7,337	7,670
Total	124,951	125,719	127,605	131,878	136,548	138,797	142,825

Industry	1997	1998	1999	2000	2001	2002	2003
Agriculture, forestry, fishing and hunting	1,032	1,053	1,197	1,418	1,474	1,361	1,259
Construction & mining	8,606	9,111	9,978	10,365	10,370	9,766	9,400
Manufacturing	30,148	30,039	28,729	27,903	26,011	23,754	21,929
Wholesale trade	5,304	5,415	4,919	4,886	4,939	4,829	5,155
Retail trade	18,792	18,416	19,090	20,443	20,848	20,104	20,092
Transportation and warehousing, and utilities	6,605	7,084	6,866	7,006	6,536	5,423	5,012
Information	1,896	1,940	2,411	2,717	2,470	2,209	2,044
Finance, insurance, real estate and rental and leasing	4,475	4,860	4,959	4,854	4,763	4,782	4,926
Educational, health and social services	30,958	31,946	32,593	33,553	35,131	36,100	37,434
Arts, entertainment, recreation, accommodation and food services	15,953	16,144	16,801	17,622	17,673	18,251	19,115
Other services (except public administration)	15,978	16,341	17,465	16,790	17,244	18,290	19,157
Government	7,891	7,829	7,811	8,087	7,851	7,760	7,740
Total	147,638	150,178	152,819	155,644	155,310	152,629	153,263

Note: Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

Table A-2: Employment by Occupation and Industry, 2000

	Asheville		Buncombe County (not including Asheville)	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Occupation				
Management, professional, and related occupations	11,310	34.5%	21,026	30.8%
Service occupations	5,812	17.7%	9,884	14.5%
Sales and office occupations	8,439	25.8%	17,328	25.4%
Farming, fishing, and forestry occupations	121	0.4%	200	0.3%
Construction, extraction, and maintenance occupations	2,743	8.4%	7,309	10.7%
Production, transportation, and material moving occupations	4,332	13.2%	12,420	18.2%
Total	32,757	100%	68,167	100%
Industry				
Agriculture, forestry, fishing and hunting, and mining	171	0.5%	766	1.1%
Construction	2,176	6.6%	5,752	8.4%
Manufacturing	4,178	12.8%	12,493	18.3%
Wholesale trade	1,122	3.4%	2,772	4.1%
Retail trade	4,208	12.8%	8,573	12.6%
Transportation and warehousing, and utilities	955	2.9%	2,751	4.0%
Information	924	2.8%	1,191	1.7%
Finance, insurance, real estate and rental and leasing	1,472	4.5%	3,135	4.6%
Professional, scientific, management, and administrative	2,722	8.3%	4,547	6.7%
Educational, health and social services	7,903	24.1%	15,027	22.0%
Arts, entertainment, recreation, accommodation and food services	4,078	12.4%	5,543	8.1%
Other services (except public administration)	1,862	5.7%	3,361	4.9%
Public administration	986	3.0%	2,256	3.3%
Total	32,757	100%	68,167	100%
Percent Employed Residents (of Total Residents)		47.6%		49.6%

Table A-2: Employment by Occupation and Industry, 2000 (continued)

	Buncombe County (including Asheville)		Asheville Regional Housing Consortium¹	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Occupation				
Management, professional, and related occupations	32,336	32.0%	49,514	30.6%
Service occupations	15,696	15.6%	24,999	15.5%
Sales and office occupations	25,767	25.5%	40,190	24.8%
Farming, fishing, and forestry occupations	321	0.3%	1,013	0.6%
Construction, extraction, and maintenance occupations	10,052	10.0%	17,747	11.0%
Production, transportation, and material moving occupations	16,752	16.6%	28,330	17.5%
Total	100,924	100%	161,793	100%
Industry				
Agriculture, forestry, fishing and hunting, and mining	937	0.9%	2,290	1.4%
Construction	7,928	7.9%	14,299	8.8%
Manufacturing	16,671	16.5%	29,145	18.0%
Wholesale trade	3,894	3.9%	5,603	3.5%
Retail trade	12,781	12.7%	20,143	12.4%
Transportation and warehousing, and utilities	3,706	3.7%	5,998	3.7%
Information	2,115	2.1%	2,999	1.9%
Finance, insurance, real estate and rental and leasing	4,607	4.6%	7,398	4.6%
Professional, scientific, management, and administrative	7,269	7.2%	11,255	7.0%
Educational, health and social services	22,930	22.7%	34,841	21.5%
Arts, entertainment, recreation, accommodation and food services	9,621	9.5%	14,135	8.7%
Other services (except public administration)	5,223	5.2%	8,429	5.2%
Public administration	3,242	3.2%	5,258	3.2%
Total	100,924	100%	161,793	100%
Percent Employed Residents (of Total Residents)		48.9%		47.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-3: Civilian Labor Force, Employment and Unemployment Trends, 1990-2004

Buncombe County (including Asheville)

Year	Civilian Labor Force	Total Resident Employment	Unemployment	
			Number	Percent
1990	91,537	88,745	2,792	3.1%
1991	94,798	90,246	4,522	4.8%
1992	96,613	91,447	5,166	5.3%
1993	98,323	94,274	4,049	4.1%
1994	99,073	95,312	3,761	3.8%
1995	98,752	95,124	3,628	3.7%
1996	103,506	100,120	3,386	3.3%
1997	106,341	103,444	2,897	2.7%
1998	104,930	102,171	2,759	2.6%
1999	105,269	102,931	2,338	2.2%
2000	107,362	104,617	2,745	2.6%
2001	108,586	104,738	3,848	3.5%
2002	107,327	102,665	4,662	4.3%
2003	110,703	106,413	4,290	3.9%
2004 ²	111,710	107,980	3,730	3.3%

Asheville Regional Housing Consortium¹

1990	143,890	139,469	4,421	3.1%
1991	148,089	140,913	7,176	4.8%
1992	150,208	142,256	7,952	5.3%
1993	151,779	145,401	6,378	4.2%
1994	154,116	148,315	5,801	3.8%
1995	154,110	148,519	5,591	3.6%
1996	160,795	155,512	5,283	3.3%
1997	164,745	160,465	4,280	2.6%
1998	163,256	158,982	4,274	2.6%
1999	165,359	161,652	3,707	2.2%
2000	168,519	164,316	4,203	2.5%
2001	170,406	164,164	6,242	3.7%
2002	169,376	161,605	7,771	4.6%
2003	174,176	166,710	7,466	4.3%
2004 ²	174,828	168,480	6,350	3.6%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Year 2004 represents unemployment rates only through 3rd quarter.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

Table A-4: Journey to Work, 2000

	Asheville		Buncombe County (not including Asheville)	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Commute time				
Work at Home	1,107	3%	2,624	4%
Less than 15 minutes	13,139	41%	16,678	25%
15 to 29 minutes	13,001	40%	30,209	45%
30 to 44 minutes	3,147	10%	12,383	18%
45 minutes or more	1,731	5%	5,114	8%
Total:	32,125	100%	67,008	100%

% Commuting 30 Minutes or More	15%	26%
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	Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Commute time				
Work at Home	3,731	4%	5,617	4%
Less than 15 minutes	29,817	30%	47,523	30%
15 to 29 minutes	43,210	44%	66,531	42%
30 to 44 minutes	15,530	16%	26,059	16%
45 minutes or more	6,845	7%	12,938	8%
Total:	99,133	100%	158,668	100%

% Commuting 30 Minutes or More	23%	25%
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Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-5: Population and Household Trends

	Asheville					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	61,607	68,889	1.1%	68,736	68,721	0.0%
Households	27,027	30,690	1.3%	30,757	30,877	0.1%
Avg. Household Size	2.19	2.14		2.12	2.10	
Household Type						
Families	60.3%	54.6%				
Non-Families	39.7%	45.4%				
Household Tenure						
Renter	43.4%	43.7%				
Owner	56.6%	56.3%				
Ethnicity						
Hispanic or Latino		3.8%				
Not Hispanic or Latino:						
Population of One Race:						
African-American alone		17.5%				
White alone		76.0%				
Asian alone		0.9%				
Other race alone		0.5%				
Two or more races		1.3%				
	Buncombe County (not including Asheville)					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	113,214	137,441	2.0%	145,786	155,660	1.4%
Households	43,775	55,086	2.3%	58,797	63,300	1.6%
Avg. Household Size	2.53	2.44		2.41	2.38	
Household Type						
Families	76.0%	71.2%				
Non-Families	24.0%	28.8%				
Household Tenure						
Renter	21.9%	21.9%				
Owner	78.1%	78.1%				
Ethnicity						
Hispanic or Latino		2.3%				
Not Hispanic or Latino:						
Population of One Race:						
African-American alone		2.3%				
White alone		93.4%				
Asian alone		0.6%				
Other race alone		0.5%				
Two or more races		1.0%				

Table A-5: Population and Household Trends (continued)

Buncombe County (including Asheville)						
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	174,821	206,330	1.7%	214,522	224,381	0.9%
Households	70,802	85,776	1.9%	89,554	94,177	1.0%
Avg. Household Size	2.40	2.33		2.31	2.29	
Household Type						
Families	70.0%	65.3%		49,561		
Non-Families	30.0%	34.7%		21,241		
Household Tenure						
Renter	29.7%	29.7%				
Owner	70.3%	70.3%				
Ethnicity						
Hispanic or Latino		2.8%				
Not Hispanic or Latino:						
Population of One Race:						
African-American alone		7.4%				
White alone		87.6%				
Asian alone		0.7%				
Other race alone		0.5%				
Two or more races		1.1%				

Asheville Regional Housing Consortium¹						
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	286,579	344,472	1.9%	359,011	376,546	1.0%
Households	115,923	143,510	2.2%	150,310	158,646	1.1%
Avg. Household Size	2.40	2.33		2.31	2.29	
Household Type						
Families	71.8%	67.5%				
Non-Families	28.2%	32.5%				
Household Tenure						
Renter	26.9%	26.4%				
Owner	73.1%	73.6%				
Ethnicity						
Hispanic or Latino		3.2%				
Not Hispanic or Latino:						
Population of One Race:						
African-American alone		5.6%				
White alone		89.2%				
Asian alone		0.6%				
Other race alone		0.4%				
Two or more races		0.9%				

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Hispanic population is undercounted due to a high number of undocumented immigrants.

Source: U.S. Census, 1990 & 2000; Bay Area Economics, 2004.

Table A-6: Latino Population

	Buncombe County (including Asheville)		
	1990	2000	2003¹
Latino Population	1,173	5,730	8,155
Total Population	174,821	206,330	211,960
Percent of Total Population	0.7%	2.8%	3.8%

	Asheville Regional Housing Consortium²		
	1990	2000	2003¹
Latino Population	2,259	11,174	16,269
Total Population	286,572	344,472	354,910
Percent of Total Population	0.8%	3.2%	4.6%

Note: ¹Year 2003 is an estimate from Faith Action International House

²Asheville Regional Housing Consortium represents aggregate numbers of
Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-7: Household Income Distribution

Estimated Income	Asheville					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	6,867	22.4%	6,565	21.3%	6,063	19.6%
\$15,000 to \$24,999	4,921	16.0%	4,480	14.6%	4,147	13.4%
\$25,000 to \$34,999	4,367	14.2%	4,331	14.1%	3,902	12.6%
\$35,000 to \$49,999	5,232	17.0%	4,958	16.1%	5,190	16.8%
\$50,000 to \$74,999	5,101	16.6%	5,197	16.9%	5,238	17.0%
\$75,000 to \$99,999	2,090	6.8%	2,557	8.3%	2,790	9.0%
\$100,000 to \$149,999	1,336	4.4%	1,688	5.5%	2,278	7.4%
\$150,000 and over	774	2.5%	981	3.2%	1,269	4.1%
Total	30,688	100%	30,757	100%	30,877	100%
Median Household Income	\$32,772		\$35,009		\$38,835	
Estimated Income	Buncombe County (not including Asheville)					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	8,164	14.8%	8,155	13.9%	7,794	12.3%
\$15,000 to \$24,999	8,187	14.9%	7,472	12.7%	7,034	11.1%
\$25,000 to \$34,999	8,238	15.0%	8,859	15.1%	8,457	13.4%
\$35,000 to \$49,999	10,476	19.0%	10,401	17.7%	11,451	18.1%
\$50,000 to \$74,999	11,043	20.1%	12,124	20.6%	12,876	20.3%
\$75,000 to \$99,999	4,366	7.9%	5,678	9.7%	7,002	11.1%
\$100,000 to \$149,999	2,926	5.3%	3,901	6.6%	5,733	9.1%
\$150,000 and over	1,655	3.0%	2,207	3.8%	2,953	4.7%
Total	55,055	100%	58,797	100%	63,300	100%
Median Household Income	\$39,184		\$42,034		\$45,939	

Table A-7: Household Income Distribution (continued)

Estimated Income	Buncombe County (including Asheville)					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	15,031	17.5%	14,720	16.4%	13,857	14.7%
\$15,000 to \$24,999	13,108	15.3%	11,952	13.3%	11,181	11.9%
\$25,000 to \$34,999	12,605	14.7%	13,190	14.7%	12,359	13.1%
\$35,000 to \$49,999	15,708	18.3%	15,359	17.2%	16,641	17.7%
\$50,000 to \$74,999	16,144	18.8%	17,321	19.3%	18,114	19.2%
\$75,000 to \$99,999	6,456	7.5%	8,235	9.2%	9,792	10.4%
\$100,000 to \$149,999	4,262	5.0%	5,589	6.2%	8,011	8.5%
\$150,000 and over	2,429	2.8%	3,188	3.6%	4,222	4.5%
Total	85,743	100%	89,554	100%	94,177	100%
Median Household Income	\$36,666		\$39,800		\$43,736	

Estimated Income	Asheville Regional Housing Consortium ¹					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	24,656	17.2%	24,197	16.1%	22,845	14.4%
\$15,000 to \$24,999	21,898	15.3%	20,055	13.3%	18,838	11.9%
\$25,000 to \$34,999	21,249	14.8%	22,108	14.7%	20,762	13.1%
\$35,000 to \$49,999	26,834	18.7%	26,463	17.6%	28,482	18.0%
\$50,000 to \$74,999	26,935	18.8%	28,987	19.3%	30,787	19.4%
\$75,000 to \$99,999	11,201	7.8%	14,107	9.4%	16,646	10.5%
\$100,000 to \$149,999	6,838	4.8%	9,235	6.1%	13,465	8.5%
\$150,000 and over	3,965	2.8%	5,158	3.4%	6,821	4.3%
Total	143,576	100%	150,310	100%	158,646	100%
Median Household Income	\$37,166		\$40,028		\$43,833	

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Data is based on household incomes reported in 1999.

Source: U.S. Census 2000; Claritas, 2004; Bay Area Economics, 2004.

Table A-8: Age Distribution

Table A-6. Age Distribution					Average Annual Change 1990-2000
	1990		2000		
Age	Number	Percent of Total	Number	Percent of Total	
Asheville					
Under 18	12,610	20.5%	13,492	19.6%	0.7%
18-24	5,980	9.7%	7,120	10.3%	1.8%
25-44	18,411	29.9%	19,764	28.7%	0.7%
45-54	6,035	9.8%	9,653	14.0%	4.8%
55-64	6,217	10.1%	6,263	9.1%	0.1%
65 and over	12,354	20.1%	12,597	18.3%	0.2%
Total	61,607	100%	68,889	100%	1.1%
Median Age	37.2		39.2		
Buncombe County (not including Asheville)					
Under 18	26,325	23.3%	31,637	23.0%	1.9%
18-24	10,441	9.2%	10,635	7.7%	0.2%
25-44	36,043	31.8%	40,742	29.6%	1.2%
45-54	13,529	11.9%	20,991	15.3%	4.5%
55-64	11,010	9.7%	14,257	10.4%	2.6%
65 and over	15,866	14.0%	19,179	14.0%	1.9%
Total	113,214	100%	137,441	100%	2.0%
Median Age	36.0		38.0		
Buncombe County (including Asheville)					
Under 18	38,935	22.3%	45,129	21.9%	1.5%
18-24	16,421	9.4%	17,755	8.6%	0.8%
25-44	54,454	31.1%	60,506	29.3%	1.1%
45-54	19,564	11.2%	30,644	14.9%	4.6%
55-64	17,227	9.9%	20,520	9.9%	1.8%
65 and over	28,220	16.1%	31,776	15.4%	1.2%
Total	174,821	100.0%	206,330	100.0%	1.7%
Median Age	36.8		38.9		

Table A-8: Age Distribution (continued)

Age	1990		2000		Average Annual Change 1990-2000
	Number	Percent of Total	Number	Percent of Total	
Asheville Regional Housing Consortium ¹					
Under 18	62,781	21.9%	73,825	21.4%	1.6%
18-24	26,463	9.2%	27,860	8.1%	0.5%
25-44	84,937	29.6%	95,733	27.8%	1.2%
45-54	31,864	11.1%	49,593	14.4%	4.5%
55-64	29,614	10.3%	36,932	10.7%	2.2%
65 and over	50,920	17.8%	60,529	17.6%	1.7%
Total	286,579	100%	344,472	100%	1.9%
Median Age	37.9		40.1		

Note: ¹ Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-9: Household Type by Jurisdiction, 2000

<u>Household Type</u>	Asheville		Buncombe County (not including Asheville)	
	<u># of HHs</u>	<u>% of HHs</u>	<u># of HHs</u>	<u>% of HHs</u>
Family Households	16,737	54.5%	38,924	70.7%
Single-Person Households	11,297	36.8%	13,486	24.5%
Other Households	2,656	8.7%	2,676	4.9%
Total Households	30,690	100%	55,086	100%

<u>Household Type</u>	Buncombe County (including Asheville)		Asheville Regional Housing Consortium¹	
	<u># of HHs</u>	<u>% of HHs</u>	<u># of HHs</u>	<u>% of HHs</u>
Family Households	55,661	64.9%	96,279	67.1%
Single-Person Households	24,783	28.9%	39,725	27.7%
Other Households	5,332	6.2%	7,506	5.2%
Total Households	85,776	100%	143,510	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-10: Household by Size, 2000

Household Size	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
1 person	11,297	36.8%	13,486	24.5%	24,783	28.9%	39,725	27.7%
2 persons	10,788	35.2%	20,733	37.6%	31,521	36.7%	55,606	38.7%
3 persons	4,264	13.9%	9,819	17.8%	14,083	16.4%	22,835	15.9%
4 persons	2,691	8.8%	7,430	13.5%	10,121	11.8%	16,606	11.6%
5 persons	1,061	3.5%	2,521	4.6%	3,582	4.2%	5,971	4.2%
6 persons	369	1.2%	756	1.4%	1,125	1.3%	1,858	1.3%
7 or more persons	220	0.7%	341	0.6%	561	0.7%	909	0.6%
Total Households	30,690	100%	55,086	100%	85,776	100%	143,510	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Sources: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-11: Tenure by Household income, 2000

Tenure by Household Income	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Owner occupied:								
Less than \$15,000	1,992	11.5%	5,325	12.4%	7,317	12.1%	12,969	12.3%
\$15,000 to \$24,999	2,517	14.5%	5,477	12.7%	7,994	13.3%	14,301	13.5%
\$25,000 to \$34,999	2,442	14.1%	6,098	14.2%	8,540	14.2%	14,997	14.2%
\$35,000 to \$49,999	3,254	18.8%	8,226	19.1%	11,480	19.0%	20,674	19.6%
\$50,000 to \$74,999	3,709	21.4%	9,594	22.3%	13,303	22.1%	22,836	21.6%
\$75,000 to \$99,999	1,688	9.8%	3,964	9.2%	5,652	9.4%	10,065	9.5%
\$100,000 to \$149,999	1,025	5.9%	2,719	6.3%	3,744	6.2%	6,177	5.8%
\$150,000 or more	673	3.9%	1,572	3.7%	2,245	3.7%	3,646	3.5%
Total	17,300	100%	42,975	100%	60,275	100%	105,665	100%
Median Household Income	\$42,710		\$43,403		\$42,534		\$42,653	
Renter occupied:								
Less than \$15,000	4,947	36.8%	2,870	23.8%	7,817	30.7%	11,737	31.0%
\$15,000 to \$24,999	2,444	18.2%	2,741	22.7%	5,185	20.3%	7,646	20.2%
\$25,000 to \$34,999	1,958	14.6%	2,027	16.8%	3,985	15.6%	6,210	16.4%
\$35,000 to \$49,999	1,947	14.5%	2,234	18.5%	4,181	16.4%	6,054	16.0%
\$50,000 to \$74,999	1,382	10.3%	1,417	11.7%	2,799	11.0%	4,097	10.8%
\$75,000 to \$99,999	378	2.8%	408	3.4%	786	3.1%	1,095	2.9%
\$100,000 to \$149,999	267	2.0%	251	2.1%	518	2.0%	675	1.8%
\$150,000 or more	105	0.8%	125	1.0%	230	0.9%	331	0.9%
Total	13,428	100%	12,073	100%	25,501	100%	37,845	100%
Median Household Income	\$21,978		\$29,732		\$24,513		\$23,902	

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-12: Income Distribution by Age of Householder, 1999

Income Range	Asheville					
	25-44		45-64		65 and older	
	# HH's	Pct.	# HH's	Pct.	# HH's	Pct.
Less than \$15,000	1,882	17.9%	1,704	18.0%	2,444	28.9%
\$15,000 to \$24,999	1,530	14.6%	1,313	13.8%	1,552	18.3%
\$25,000 to \$34,999	1,645	15.6%	1,272	13.4%	1,146	13.5%
\$35,000 to \$49,999	2,124	20.2%	1,475	15.5%	1,328	15.7%
\$50,000 to \$74,999	1,966	18.7%	1,941	20.5%	1,039	12.3%
\$75,000 to \$99,999	704	6.7%	862	9.1%	459	5.4%
\$100,000 and above	664	6.3%	922	9.7%	500	5.9%
Total Households	10,515	100%	9,489	100%	8,468	100%

Income Range	Buncombe County (not including Asheville)					
	25-44		45-64		65 and older	
	# HH's	Pct.	# HH's	Pct.	# HH's	Pct.
Less than \$15,000	1,924	9.3%	2,131	10.5%	3,542	29.9%
\$15,000 to \$24,999	2,960	14.2%	2,325	11.5%	2,242	18.9%
\$25,000 to \$34,999	3,430	16.5%	2,709	13.4%	1,791	15.1%
\$35,000 to \$49,999	4,766	22.9%	3,714	18.3%	1,653	13.9%
\$50,000 to \$74,999	4,868	23.4%	4,650	23.0%	1,369	11.5%
\$75,000 to \$99,999	1,652	7.9%	2,019	10.0%	618	5.2%
\$100,000 and above	1,196	5.8%	2,704	13.4%	645	5.4%
Total Households	20,796	100%	20,252	100%	11,860	100%

Income Range	Buncombe County (including Asheville)					
	25-44		45-64		65 and older	
	# HHs	Percent	# HHs	Percent	# HHs	Percent
Less than \$15,000	3,806	12.2%	3,835	12.9%	5,986	29.4%
\$15,000 to \$24,999	4,490	14.3%	3,638	12.2%	3,794	18.7%
\$25,000 to \$34,999	5,075	16.2%	3,981	13.4%	2,937	14.4%
\$35,000 to \$49,999	6,890	22.0%	5,189	17.4%	2,981	14.7%
\$50,000 to \$74,999	6,834	21.8%	6,591	22.2%	2,408	11.8%
\$75,000 to \$99,999	2,356	7.5%	2,881	9.7%	1,077	5.3%
\$100,000 and above	1,860	5.9%	3,626	12.2%	1,145	5.6%
Total Households	31,311	100%	29,741	100%	20,328	100%

Income Range	Asheville Regional Housing Consortium¹					
	25-44		45-64		65 and older	
	# HH's	Pct.	# HH's	Pct.	# HH's	Pct.
Less than \$15,000	5,919	12.1%	6,463	13.0%	10,313	26.9%
\$15,000 to \$24,999	7,044	14.4%	5,851	11.8%	7,346	19.2%
\$25,000 to \$34,999	8,117	16.5%	6,496	13.1%	5,602	14.6%
\$35,000 to \$49,999	10,648	21.7%	9,119	18.3%	6,025	15.7%
\$50,000 to \$74,999	10,939	22.3%	10,714	21.5%	4,807	12.5%
\$75,000 to \$99,999	3,562	7.3%	5,357	10.8%	2,116	5.5%
\$100,000 and above	2,856	5.8%	5,720	11.5%	2,137	5.6%
Total Households	49,085	100%	49,720	100%	38,346	100%

Note: ¹Data is based on household incomes reported in 1999.

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-13: Income Levels of Low-and Moderate-Income Households by Jurisdiction and Tenure, 2000

Asheville	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	3,184	23.7%	1,025	5.9%	4,209	13.7%
31% to 50% of Median Family Income	2,414	18.0%	1,445	8.4%	3,859	12.6%
51% to 80% of Median Family Income	2,523	18.8%	2,755	15.9%	5,278	17.2%
Above 80% of Median Family Income	5,290	39.4%	12,065	69.8%	17,355	56.5%
Total Households	13,411	100%	17,290	100%	30,701	100%

Buncombe County (not including Asheville)	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	1,869	15.5%	2,844	6.6%	4,713	8.6%
31% to 50% of Median Family Income	1,853	15.4%	3,656	8.5%	5,509	10.0%
51% to 80% of Median Family Income	2,761	22.9%	7,132	16.6%	9,893	18.0%
Above 80% of Median Family Income	5,581	46.3%	29,352	68.3%	34,933	63.5%
Total Households	12,064	100%	42,984	100%	55,048	100%

Buncombe County (including Asheville)	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	5,053	19.8%	3,869	6.4%	8,922	10.4%
31% to 50% of Median Family Income	4,267	16.7%	5,101	8.5%	9,368	10.9%
51% to 80% of Median Family Income	5,284	20.7%	9,887	16.4%	15,171	17.7%
Above 80% of Median Family Income	10,871	42.7%	41,417	68.7%	52,288	61.0%
Total Households	25,475	100%	60,274	100%	85,749	100%

Asheville Regional Housing Consortium	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	7,657	20.2%	7,092	6.7%	14,749	10.3%
31% to 50% of Median Family Income	6,380	16.9%	9,214	8.7%	15,594	10.9%
51% to 80% of Median Family Income	8,208	21.7%	17,446	16.5%	25,654	17.9%
Above 80% of Median Family Income	15,593	41.2%	71,847	68.0%	87,440	61.0%
Total Households	37,838	100%	105,599	100%	143,437	100%

Sources: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

Table A-14: Income Distribution¹ by Race and Ethnicity, 2000

Asheville	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	4,209	13.7%	2,660	10.8%	133	18.8%	20	9.8%	1,254	26.5%	25	26.3%
Very Low Income (31% to 50%)	3,859	12.6%	2,705	11.0%	73	10.3%	10	4.9%	1,005	21.2%	8	8.4%
Low Income (51% to 80%)	5,278	17.2%	4,215	17.1%	154	21.7%	29	14.1%	845	17.9%	18	18.9%
(Above 80%)	17,355	56.5%	15,010	61.0%	349	49.2%	146	71.2%	1,629	34.4%	44	46.3%
Total	30,701	100%	24,590	100%	709	100%	205	100%	4,733	100%	95	100%

Buncombe County (not including Asheville)	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	4,713	8.6%	4,485	8.5%	66	10.6%	40	15.9%	95	9.9%	4	2.6%
Very Low Income (31% to 50%)	5,509	10.0%	5,170	9.8%	101	16.3%	20	7.9%	124	12.9%	16	10.5%
Low Income (51% to 80%)	9,893	18.0%	9,330	17.7%	164	26.4%	40	15.9%	215	22.3%	27	17.8%
(Above 80%)	34,933	63.5%	33,685	64.0%	290	46.7%	152	60.3%	530	55.0%	105	69.1%
Total	55,048	100%	52,670	100%	621	100%	252	100%	964	100%	152	100%

Buncombe County (including Asheville)	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	8,922	10.4%	7,145	9.2%	199	15.0%	60	13.1%	1,349	23.7%	29	11.7%
Very Low Income (31% to 50%)	9,368	10.9%	7,875	10.2%	174	13.1%	30	6.6%	1,129	19.8%	24	9.7%
Low Income (51% to 80%)	15,171	17.7%	13,545	17.5%	318	23.9%	69	15.1%	1,060	18.6%	45	18.2%
(Above 80%)	52,288	61.0%	48,695	63.0%	639	48.0%	298	65.2%	2,159	37.9%	149	60.3%
Total	85,749	156%	77,260	147%	1,330	100%	457	100%	5,697	100%	247	100%

Asheville Regional Housing Consortium²	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	14,749	10.3%	12,305	9.3%	366	14.4%	72	11.6%	1,711	24.4%	41	10.0%
Very Low Income (31% to 50%)	15,594	10.9%	13,515	10.3%	425	16.7%	38	6.1%	1,351	19.3%	47	11.5%
Low Income (51% to 80%)	25,654	17.9%	23,370	17.8%	652	25.6%	91	14.6%	1,251	17.8%	96	23.5%
(Above 80%)	87,440	61.0%	82,419	62.6%	1,104	43.3%	421	67.7%	2,703	38.5%	224	54.9%
Total	143,437	100%	131,609	100%	2,547	100%	622	100%	7,016	100%	408	100%

Notes: ¹Income distribution based on CHAS data; ²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

Table A-15: Units in Structure, 2000

Units in Structure	Asheville		Buncombe County (not including Asheville)	
	2000	Percent of Total	2000	Percent of Total
1-unit detached	19,834	59.0%	38,872	64.4%
1-unit attached	1,327	3.9%	1,192	2.0%
2 to 4 units	3,899	11.6%	1,658	2.7%
5 to 9 units	3,331	9.9%	1,073	1.8%
10 to 49 units	1,910	5.7%	782	1.3%
50 or more units	1,644	4.9%	312	0.5%
Mobile Home	1,610	4.8%	16,444	27.2%
Boat, RV, van, etc.	41	0.1%	44	0.1%
Total Units	33,596	100%	60,377	100%

Units in Structure	Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total
1-unit detached	58,706	62.5%	106,133	65.4%
1-unit attached	2,519	2.7%	4,171	2.6%
2 to 4 units	5,557	5.9%	8,752	5.4%
5 to 9 units	4,404	4.7%	5,367	3.3%
10 to 49 units	2,692	2.9%	3,343	2.1%
50 or more units	1,956	2.1%	2,174	1.3%
Mobile Home	18,054	19.2%	32,046	19.8%
Boat, RV, van, etc.	85	0.1%	258	0.2%
Total Units	93,973	100%	162,244	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-16: Building Permits

Year	Asheville				Total Units
	Single Family	2 Units	3 - 4 Units	5 + Units	
2000	163	12	21	185	381
2001	199	46	8	16	269
2002	208	34	24	239	505
2003	230	16	17	136	399
2004*	265	30	3	0	298
Total	1,065	138	73	576	1,852

Year	Buncombe County (not including Asheville)				Total Units
	Single Family	2 Units	3 - 4 Units	5 + Units	
2000	828	40	8	70	946
2001	943	34	53	852	1,882
2002	1,122	70	108	353	1,653
2003	1,164	30	46	98	1,338
2004*	736	273	48	252	1,309
Total	4,793	447	263	1,625	7,128

Table A-16: Building Permits (continued)

Year	Buncombe County (including Asheville)				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	991	52	29	255	1,327
2001	1,142	80	61	868	2,151
2002	1,330	104	132	592	2,158
2003	1,394	46	63	234	1,737
2004*	1,001	303	51	252	1,607
Total	5,858	585	336	2,201	8,980

Year	Asheville Regional Housing Consortium¹				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	2,179	60	32	294	2,565
2001	2,329	100	88	1,084	3,601
2002	2,569	126	262	652	3,609
2003	2,699	74	84	246	3,103
2004*	1,861	317	81	329	2,588
Total	11,637	677	547	2,605	15,466

Note: ¹Data for January to July of 2004

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; *SOCDS Building Permits Database; Bay Area Economics, 2004.

Table A-17: Tenure by Plumbing Facilities, 2000

	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Owner occupied	17,300	56.3%	42,975	78.1%	60,275	70.3%	105,665	73.6%
Complete plumbing facilities	17,274	56.2%	42,848	77.8%	60,122	70.1%	105,279	73.4%
Lacking complete plumbing facilities	26	0.1%	127	0.2%	153	0.2%	386	0.3%
Renter occupied	13,428	43.7%	12,073	21.9%	25,501	29.7%	37,845	26.4%
Complete plumbing facilities	13,352	43.5%	12,030	21.9%	25,382	29.6%	37,664	26.2%
Lacking complete plumbing facilities	76	0.2%	43	0.1%	119	0.1%	181	0.1%
Total	30,728	100%	55,048	100.0%	85,776	100.0%	143,510	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-18: Year Structure Built, 2000

Year Structure Built	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Built 1990 to March 2000	4,082	12.2%	16,783	27.8%	20,865	22.2%	38,860	24.0%
Built 1980 to 1989	4,042	12.0%	12,025	19.9%	16,067	17.1%	30,392	18.7%
Built 1970 to 1979	4,472	13.3%	11,018	18.2%	15,490	16.5%	28,693	17.7%
Built 1960 to 1969	5,087	15.1%	7,383	12.2%	12,470	13.3%	20,079	12.4%
Built 1950 to 1959	5,185	15.4%	4,507	7.5%	9,692	10.3%	15,407	9.5%
Built 1940 to 1949	3,140	9.3%	3,464	5.7%	6,604	7.0%	10,458	6.4%
Built 1939 or earlier	7,588	22.6%	5,197	8.6%	12,785	13.6%	18,355	11.3%
Total	33,596	100%	60,377	100.0%	93,973	100%	162,244	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Sources: U.S. Census 2000; Bay Area Economics, 2004.

Table A-19: Vacancy Status, 2000

	Asheville		Buncombe County (not including Asheville)	
	2000	Percent of Total	2000	Percent of Total
Occupied	30,728	91.5%	55,048	91.2%
Vacant	2,868	8.5%	5,329	8.8%
For rent	1,133	3.4%	1,063	1.8%
For sale only	604	1.8%	818	1.4%
Rented or sold, not occupied	308	0.9%	602	1.0%
For seasonal, recreational, or occasional use	285	0.8%	1,834	3.0%
For migrant workers	5	0.0%	11	0.0%
Other	533	1.6%	1,001	1.7%
Total	33,596	100%	60,377	100%

	Buncombe County (including Asheville)		Asheville Regional Housing Consortium¹	
	2000	Percent of Total	2000	Percent of Total
Occupied	85,776	91.3%	143,510	88.5%
Vacant	8,197	8.7%	18,734	11.5%
For rent	2,196	2.3%	3,232	2.0%
For sale only	1,422	1.5%	2,358	1.5%
Rented or sold, not occupied	910	1.0%	1,758	1.1%
For seasonal, recreational, or occasional use	2,119	2.3%	8,334	5.1%
For migrant workers	16	0.0%	171	0.1%
Other	1,534	1.6%	2,881	1.8%
Total	93,973	100%	162,244	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-20: Low-Income Housing Tax Credit Projects in Buncombe County, 2004

Project Name	Project Address	City	Zip Code	Units
Buncombe County				
Duplex	9 Short Street	Asheville	28801	2
77 Starnes Avenue	77 Starnes Avenue	Asheville	28801	1
37 Courtland Avenue	37 Courtland Avenue	Asheville	28801	6
Woodcroft Apartments	165 Coleman Avenue	Asheville	28801	112
Mountain Spring Apartments ¹	Martin Luther King Blvd	Asheville	28801	44
River Glen	Glenn Bridge Road	Arden	28704	38
Woodridge Apartments**	61 Bingham Road	Asheville	28806	96
NHS Scattered Sites	Broad Street & Montford Avenue	Asheville	28801	16
Crowell Square Apartments ¹	59 West Oakview Road	Asheville	28806	40
Dunbar Place Apartments	Peacock Lane	Arden	28704	74
Ledgewood Village	15 Future Drive	Asheville	28802	180
Wind Ridge	Eliada Home Road	Asheville	28806	40
Overlook Apartments ¹	Barlett Street	Asheville	28801	48
Compton Place ¹	Eliada Home Road	Asheville	28806	40
Life House	Peachtree Rd	Asheville	28803	20
Northpoint Commons ²	Reynolds Mountain Blvd	Woodfin	28804	39
The Griffin ²	Grove St	Asheville	28801	50
Battery Park Apartments ³	Battle Square	Asheville	28801	122
Total				968

Note: ¹denotes projects specifically for elderly.

²denotes projects under construction or in pre-development phase.

³denotes projects under renovation.

**This complex has 96 low-income units and 160 total units

Source: HUD, 2004; Bay Area Economics, 2004

Table A-21: Existing Section 8 Housing Units

Buncombe County	Expiration Date	Total Units
ANDREWS GARDENS APARTMENTS	2/3/2005	14
ASHEVILLE TERRACE APARTMENTS	4/16/2011	248
AS BUNCOMBE CO. GROUP HOME #1	11/13/2013	6
ARROWHEAD APARTMENTS	4/3/2005	116
ARC/HDS BUNCOMBE CO ICF/MR	8/31/2004	5
CHC OF BUNCOMBE CO.	9/18/2014	6
DUNSTAN MANOR GROUP HOME	9/22/2004	7
GIVENS ESTATES	5/14/2005	78
WNC MARNE ROAD GROUP HOME	2/3/2004	6
LAUREL WOODS APARTMENTS*	2/24/2006	50
LEDGEWOOD VILLAGE	4/30/2016	154
SPRUCE HILL APARTMENTS	7/31/2005	70
VANDERBILT APTS*	8/31/2004	96
WNC AUTISTIC GROUP HOME*	10/23/2004	5
WNC KING DRIVE APTS*	2/6/2005	8
WNC NANTAHALA STREET APTS*	5/7/2005	10
WNC-RIDGE APARTMENTS*	9/18/2006	8
WNC COMMUNITY HOMES #4*	11/30/2013	6
ROSS CREEK COMMONS	12/4/2008	0
Total		893

Note: *denotes properties that will either renew or remain affordable

Source: HUD; Bay Area Economics, 2004

Table A-22: Contract Rent, 2000

	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than \$300	2613	19.5%	1,656	14.1%	4,269	17.0%	7,227	19.6%
\$300 to \$399	1,881	14.0%	2,405	20.5%	4,286	17.1%	6,759	18.3%
\$400 to \$499	2,603	19.4%	2,376	20.3%	4,979	19.8%	6,975	18.9%
\$500 to \$599	2,362	17.6%	1,593	13.6%	3,955	15.7%	5,013	13.6%
\$600 to \$699	1713	12.8%	899	7.7%	2,612	10.4%	3,269	8.9%
\$700 to \$799	770	5.7%	555	4.7%	1,325	5.3%	1,769	4.8%
\$800 to \$899	329	2.5%	317	2.7%	646	2.6%	850	2.3%
\$900 to \$999	132	1.0%	134	1.1%	266	1.1%	385	1.0%
\$1,000 or more	350	2.6%	317	2.7%	667	2.7%	939	2.5%
No cash rent	651	4.9%	1,459	12.5%	2,110	8.4%	3,650	9.9%
Total	13,404	100%	11,711	100%	25,115	100%	36,836	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-23: Rental Survey for Competitive Areas in Buncombe County

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilites Included	Square Foot	Rent Per Square Foot	Percent Occupied	Type of Heat
<i>Buncombe County (outside Asheville)</i>								
Cranbrook at Biltmore Park		1BR/1BA	\$ 705 - \$ 925		745 - 1176	\$0.95 - \$0.79		
300 Cranbrook Drive		2BR/2BA	\$ 790 - \$ 920	Trash Pickup	957 - 1101	\$0.83 - \$0.84	94%	electric
Arden, NC 28704		3BR/2.5BA	\$ 1,205 - \$ 1,330		1488 - 1557	\$0.81 - \$0.85		
888.351.5485	276							
Forest at Biltmore Park	132	1BR/1BA	\$ 665 - \$ 790	None	750 - 1026	\$0.89 - \$0.77		
300 Long Shoals Road	158	2BR/2BA	\$ 790 - \$ 850		1026 - 1026	\$0.77 - \$0.83	95%	electric
Arden, NC 28704	66	3BR/2BA	\$ 915 - \$ 975		1196 - 1196	\$0.77 - \$0.82		
888.253.6964	36	Loft						
	392							
Monarch Woods, LLC	19	2BR/1BA	\$ 600 - \$ 600	Trash Pickup	900 - 900	\$0.67 - \$0.67	85-90%	Central Air Pump
60 Queens Road	37	2BR/2BA	\$ 770 - \$ 770		1000 - 1000	\$0.77 - \$0.77		
Candler, NC	56							
828.670.8030								
Spicewood								
Spicewood Road	10	2BR/2BA	\$ 695 - \$ 725	None	896 - 1002	\$0.78 - \$0.72	100%	Heat pump
Weaverville, NC 28787								
828.215.3345								

Table A-23: Rental Survey for Competitive Areas in Buncombe County (continued)

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Foot	Rent Per Square Foot	Percent Occupied	Type of Heat
City of Asheville, NC								
Ascot Point Village	92	1BR/1BA	\$ 582 - \$ 660	None	685 - 771	\$0.85 - \$0.86		
23 Ascot Point Circle	192	2BR/2BA	\$ 695 - \$ 768		950 - 1035	\$0.73 - \$0.74	55%	electric
Asheville, NC 28803	50	3BR/2BA	\$ 850 - \$ 875		1456 - 1456	\$0.58 - \$0.60		
877.640.9850								
	334							
Canteberi Place¹		1BR/1BA F	\$ 475 - \$ 475	Free Water/Sewer	688 - 688	\$0.69 - \$0.69		
1 Canteberi Court		2BR/1BA TL	\$ 565 - \$ 565		910 - 910	\$0.62 - \$0.62	94%	electric
Asheville, NC 28806		3BR/1BA TH	\$ 595 - \$ 595		1156 - 1156	\$0.51 - \$0.51		
828.252.9882		4BR/1.5BA TH	\$ 625 - \$ 625		1193 - 1193	\$0.52 - \$0.52		
	130							
Eastwood Village	24	1BR/1BA	\$ 660 - \$ 705	Trash Pickup	708 - 708	\$0.93 - \$1.00	97%	Heat pump
32 Olde Eastwood Village Blvd.	116	2BR/2BA	\$ 760 - \$ 825	Water/Sewer	964 - 964	\$0.79 - \$0.86		
Asheville, NC 28803	140							
866.293.6455								
Haw Creek Mews		1BR/1BA	\$ 575 - \$ 595		750 - 750	\$0.77 - \$0.79		
145 Haw Creek Drive		2BR/1BA	\$ 660 - \$ 680	Trash Pickup	941 - 941	\$0.70 - \$0.72		
Asheville, NC 28805		2BR/1.5BA	\$ 690 - \$ 720	Water/Sewer	1154 - 1154	\$0.60 - \$0.62	96%	electric
877.411.9709		2BR/2BA	\$ 730 - \$ 730		1156 - 1156	\$0.63 - \$0.63		
		2BR/2.5BA	\$ 690 - \$ 720		1154 - 1154	\$0.60 - \$0.62		
		3BR/2BA	\$ 835 - \$ 855		1163 - 1163	\$0.72 - \$0.74		
		3BR/2.5BA	\$ 930 - \$ 930		1705 - 1705	\$0.55 - \$0.55		
	250							
Manor Ridge Apartments	10	1BR/1BA	\$ 530 - \$ 530	Water/Sewer	750 - 750	\$0.71 - \$0.71		
130 North Ridge Drive	90	2BR/2BA	\$ 610 - \$ 610		1000 - 1000	\$0.61 - \$0.61	89%	electric
Asheville, NC 28804	20	3BR/2BA	\$ 690 - \$ 690		1175 - 1175	\$0.59 - \$0.59		
866.863.4311	120							
Pinnacle Ridge Apartments	12	1BR/1BA	\$ 620 - \$ 635		760 - 760	\$0.82 - \$0.84		
600 Merrimon Avenue	136	2BR/1BA	\$ 680 - \$ 720	Water Sewer	816 - 912	\$0.83 - \$0.79	97%	gas
Asheville, NC 28804	12	3BR/1BA	\$ 765 - \$ 765		1038 - 1038	\$0.74 - \$0.74		
888.740.1137	6	3BR/2BA	\$ 800 - \$ 800		1200 - 1200	\$0.67 - \$0.67		
	166							

Table A-23: Rental Survey for Competitive Areas in Buncombe County (continued)

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Foot	Rent Per Square Foot	Percent Occupied	Type of Heat
River Ridge Apartments	76	1BR/1BA	\$ 660 - \$ 715		776 - 810	\$0.85 - \$0.88		
1906 River Ridge Drive	30	2BR/1BA	\$ 785 - \$ 805	Trash Pickup	1003 - 1003	\$0.78 - \$0.80	94%	electric
Asheville, NC 28803	50	2BR/1.5BA	\$ 800 - \$ 820		1036 - 1036	\$0.77 - \$0.79		
888.841.5635	40	2BR/2BA	\$ 845 - \$ 865		1166 - 1,166	\$0.72 - \$0.74		
	56	3BR/2BA	\$ 950 - \$ 1,075		1280 - 1433	\$0.74 - \$0.75		
	252							
Turtle Creek Apartments		Studio	\$ 505 - \$ 505	Trash Pickup	407 - 432	\$1.24 - \$1.17		
99 Turtle Creek Dr.		1BR/1BA	\$ 525 - \$ 660	Water/Sewer	505 - 686	\$1.04 - \$0.96	96%	electric
Asheville, NC 28803		2BR/1.5BA	\$ 765 - \$ 915		1070 - 1858	\$0.71 - \$0.49		
866.862.9431		2BR/2BA	\$ 665 - \$ 770		862 - 909	\$0.77 - \$0.85		
	384							
Westmont Commons	78	1BR/1BA	\$ 595 - \$ 615	Trash Pickup	838 - 838	\$0.71 - \$0.73		
120 Chamberlain Drive	90	2BR/2BA	\$ 675 - \$ 715	Water/Sewer	1067 - 1109	\$0.63 - \$0.64	90%	electric
Asheville, NC 28806	12	3BR/2BA	\$ 850 - \$ 870		1295 - 1295	\$0.66 - \$0.67		
866.754.6517								
	180							
Woodland Hills Apartments	36	1BR/1BA	\$ 670 - \$ 670		683 - 683	\$0.98 - \$0.98		
50 Barnwood Drive	162	2BR/2BA	\$ 755 - \$ 820	Water	966 - 983	\$0.78 - \$0.83	90%	electric
Asheville, NC 28804	18	3BR/2BA	\$ 910 - \$ 910		1226 - 1226	\$0.74 - \$0.74		
866.224.4936	216							

Source: Apartments.com; ²Apartment Finder (July 2004); ³Apartmentguide.com; ⁴Land of Sky Regional Council; ⁵Mature Living Choices (Summer 2004)

Table A-24: Gross Rent as a Percentage of Household Income, 2000

	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium ¹	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	695	5.2%	654	5.6%	1,349	5.4%	2,206	5.8%
10 to 19 percent	3,187	23.8%	3,216	27.5%	6,403	25.5%	10,554	27.8%
20 to 29 percent	3,145	23.5%	2,852	24.4%	5,997	23.9%	8,390	22.1%
30 to 49 percent	2,732	20.4%	1,696	14.5%	4,428	17.6%	6,376	16.8%
50 percent or more	2,697	20.1%	1,666	14.2%	4,363	17.4%	6,114	16.1%
Not computed	948	7.1%	1,627	13.9%	2,575	10.3%	4,326	11.4%
Total	13,404	100%	11,711	100%	25,115	100%	37,966	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-25a: Housing Assistance Needs of Asheville, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	1,377	1,481	193	2,547	5,598	1,448	1,022	2,470	8,068
Extremely Low Income (0% to 30% AMI)	843	874	99	1,368	3,184	544	481	1,025	4,209
Percent with any Housing Problems	56%	69%	85%	72%	67%	70%	85%	77%	70%
Percent with Cost Burden > 30%	55%	66%	75%	72%	66%	70%	85%	77%	69%
Percent with Cost Burden > 50%	36%	54%	61%	63%	53%	47%	71%	58%	55%
Very Low Income (31% to 50% AMI)	534	607	94	1,179	2,414	904	541	1,445	3,859
Percent with any Housing Problems	49%	75%	69%	78%	70%	34%	73%	49%	62%
Percent with Cost Burden > 30%	49%	72%	53%	77%	69%	34%	73%	48%	61%
Percent with Cost Burden > 50%	26%	26%	0%	42%	33%	14%	45%	26%	30%
Low Income (51% to 80% AMI)	433	783	111	1,196	2,523	1,277	1,478	2,755	5,278
Percent with any Housing Problems	52%	42%	60%	47%	47%	17%	49%	34%	40%
Percent with Cost Burden > 30%	52%	37%	39%	45%	43%	16%	49%	34%	38%
Percent with Cost Burden > 50%	7%	6%	4%	3%	5%	7%	17%	12%	9%
Moderate to Upper Income (80% and greater AMI)	845	1,825	305	2,315	5,290	3,711	8,354	12,065	17,355
Percent with any Housing Problems	18%	8%	43%	6%	0%	7%	14%	12%	11%
Percent with Cost Burden > 30%	16%	4%	0%	5%	6%	7%	13%	11%	10%
Percent with Cost Burden > 50%	3%	0%	0%	0%	1%	1%	2%	2%	2%
Total Households¹	2,655	4,089	609	6,058	13,411	6,436	10,854	17,290	30,701
Percent with any Housing Problems	41%	37%	57%	43%	42%	18%	25%	22%	31%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25b: Housing Assistance Needs of Buncombe County (not including Asheville), 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	741	1,433	258	1,290	3,722	3,519	2,981	6,500	10,222
Extremely Low Income (0% to 30% AMI)	368	731	115	655	1,869	1,479	1,365	2,844	4,713
Percent with any Housing Problems	42%	76%	84%	69%	67%	70%	72%	70%	70%
Percent with Cost Burden > 30%	42%	75%	83%	69%	66%	70%	70%	70%	69%
Percent with Cost Burden > 50%	33%	67%	56%	66%	61%	40%	61%	50%	53%
Very Low Income (31% to 50% AMI)	373	702	143	635	1,853	2,040	1,616	3,656	5,509
Percent with any Housing Problems	46%	66%	76%	69%	65%	33%	57%	43%	50%
Percent with Cost Burden > 30%	46%	51%	58%	68%	62%	33%	56%	43%	49%
Percent with Cost Burden > 50%	28%	17%	5%	34%	24%	18%	34%	25%	25%
Low Income (51% to 80% AMI)	295	1,100	210	1,156	2,761	2,376	4,756	7,132	9,893
Percent with any Housing Problems	32%	23%	64%	34%	32%	22%	49%	40%	37%
Percent with Cost Burden > 30%	32%	20%	15%	35%	28%	21%	45%	37%	35%
Percent with Cost Burden > 50%	5%	3%	0%	3%	3%	10%	16%	13%	11%
Moderate to Upper Income (80% and greater AMI)	586	2,760	400	1,835	5,581	5,737	23,615	29,352	34,933
Percent with any Housing Problems	11%	3%	26%	6%	5%	10%	13%	12%	11%
Percent with Cost Burden > 30%	9%	1%	0%	5%	4%	10%	12%	11%	10%
Percent with Cost Burden > 50%	5%	0%	0%	2%	1%	1%	2%	2%	2%
Total Households¹	1,622	5,293	868	4,281	12,064	11,632	31,352	42,984	55,048
Percent with any Housing Problems	33%	26%	50%	33%	29%	24%	22%	23%	25%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25c: Housing Assistance Needs of Buncombe County (including Asheville), 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	2,118	2,914	451	3,837	9,320	4,967	4,003	8,970	18,290
Extremely Low Income (0% to 30% AMI)	1,211	1,605	214	2,023	5,053	2,023	1,846	3,869	8,922
Percent with any Housing Problems	52%	72%	84%	71%	67%	70%	0%	72%	70%
Percent with Cost Burden > 30%	51%	70%	79%	71%	66%	70%	72%	72%	69%
Percent with Cost Burden > 50%	35%	60%	58%	64%	56%	42%	67%	52%	54%
Very Low Income (31% to 50% AMI)	907	1,309	237	1,814	4,267	2,944	2,157	5,101	9,368
Percent with any Housing Problems	48%	70%	73%	75%	68%	33%	61%	45%	55%
Percent with Cost Burden > 30%	48%	67%	56%	74%	66%	33%	60%	44%	54%
Percent with Cost Burden > 50%	27%	21%	3%	39%	29%	17%	37%	25%	27%
Low Income (51% to 80% AMI)	728	1,883	321	2,352	5,284	3,653	6,234	9,887	15,171
Percent with any Housing Problems	44%	31%	63%	41%	39%	20%	49%	38%	38%
Percent with Cost Burden > 30%	44%	27%	23%	40%	35%	19%	46%	36%	36%
Percent with Cost Burden > 50%	6%	4%	1%	3%	4%	9%	16%	13%	10%
Moderate to Upper Income (80% and greater AMI)	1,431	4,585	705	4,150	10,871	9,448	31,969	41,417	52,288
Percent with any Housing Problems	15%	5%	33%	6%	8%	9%	13%	12%	11%
Percent with Cost Burden > 30%	13%	2%	0%	5%	5%	9%	12%	11%	10%
Percent with Cost Burden > 50%	4%	0%	0%	1%	1%	1%	2%	2%	2%
Total Households¹	4,277	9,382	1,477	10,339	25,475	18,068	42,206	60,274	85,749
Percent with any Housing Problems	38%	31%	53%	39%	36%	22%	23%	23%	27%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25d: Housing Assistance Needs of Asheville Regional Housing Consortium, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	3,487	4,617	775	5,158	14,037	9,022	7,278	16,306	30,343
Extremely Low Income (0% to 30% AMI)	2,020	2,532	343	2,762	7,657	3,931	3,155	7,092	14,749
Percent with any Housing Problems	53%	74%	76%	68%	66%	66%	71%	68%	67%
Percent with Cost Burden > 30%	52%	72%	69%	67%	65%	65%	69%	67%	66%
Percent with Cost Burden > 50%	36%	61%	53%	59%	53%	37%	55%	45%	49%
Very Low Income (31% to 50% AMI)	1,467	2,085	432	2,396	6,380	5,091	4,123	9,214	15,594
Percent with any Housing Problems	48%	64%	79%	70%	64%	30%	57%	42%	51%
Percent with Cost Burden > 30%	48%	61%	50%	70%	60%	30%	55%	41%	49%
Percent with Cost Burden > 50%	24%	17%	3%	35%	24%	14%	32%	22%	23%
Low Income (51% to 80% AMI)	1,216	3,206	531	3,255	8,208	7,096	10,350	17,446	25,654
Percent with any Housing Problems	37%	30%	60%	37%	36%	19%	46%	35%	35%
Percent with Cost Burden > 30%	37%	25%	16%	36%	30%	19%	43%	33%	32%
Percent with Cost Burden > 50%	5%	3%	1%	3%	3%	9%	14%	12%	9%
Moderate to Upper Income (80% and greater AMI)	2,039	6,972	1,029	5,553	15,593	19,161	52,686	71,847	87,440
Percent with any Housing Problems	18%	5%	34%	6%	9%	8%	12%	11%	10%
Percent with Cost Burden > 30%	17%	2%	0%	5%	5%	7%	10%	9%	9%
Percent with Cost Burden > 50%	7%	0%	0%	0%	1%	1%	2%	2%	1%
Total Households¹	6,742	14,795	2,335	13,966	37,838	35,279	70,314	105,599	143,437
Percent with any Housing Problems	38%	31%	54%	37%	36%	20%	22%	21%	25%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-26a: Residential Sales Prices by Number of Bedrooms for Asheville, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	7	35	19	3	64	4.7%
\$75,000 to \$99,999	6	54	35	0	95	7.0%
\$100,000-\$149,999	1	168	229	21	419	30.7%
\$150,000-\$199,999	4	28	214	40	286	21.0%
\$200,000-\$249,999	3	10	91	39	143	10.5%
\$250,000-\$299,999	0	5	88	24	117	8.6%
\$300,000-\$399,999	0	12	51	43	106	7.8%
\$400,000 or more	0	4	37	93	134	9.8%
Total	21	316	764	263	1364	100%
Median	\$ 84,500	\$ 116,500	\$ 168,000	\$ 316,000	\$ 165,000	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26b: Residential Sales Prices by Number of Bedrooms for Buncombe County (not including Asheville), YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	4	46	45	1	96	7.8%
\$75,000 to \$99,999	2	40	42	3	87	7.1%
\$100,000-\$149,999	2	74	168	10	254	20.7%
\$150,000-\$199,999	2	41	224	41	308	25.1%
\$200,000-\$249,999	0	12	115	20	147	12.0%
\$250,000-\$299,999	0	2	74	33	109	8.9%
\$300,000-\$399,999	0	3	47	67	117	9.5%
\$400,000 or more	0	1	40	68	109	8.9%
Total	10	219	755	243	1227	100%
Median	\$ 87,500	\$ 115,828	\$ 177,104	\$ 320,290	\$ 178,685	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26c: Residential Sales Prices by Number of Bedrooms for Buncombe County (including Asheville), YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of
	1	2	3	4 or more		Total
Under \$75,000	11	81	64	4	160	6.2%
\$75,000 to \$99,999	8	94	77	3	182	7.1%
\$100,000-\$149,999	3	242	397	31	673	26.2%
\$150,000-\$199,999	6	69	438	62	575	22.4%
\$200,000-\$249,999	3	22	206	59	290	11.3%
\$250,000-\$299,999	0	7	162	57	226	8.8%
\$300,000-\$399,999	0	15	98	110	223	8.7%
\$400,000 or more	0	5	77	161	243	9.4%
Total	31	535	1519	487	2572	100%
Median	\$ 84,500	\$ 116,500	\$ 170,000	\$ 325,000	\$ 169,966	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26d: Residential Sales Price by Number of Bedrooms for Consortium, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of
	1	2	3	4 or more		Total
Under \$75,000	23	145	126	8	302	6.7%
\$75,000 to \$99,999	17	178	136	6	337	7.5%
\$100,000-\$149,999	12	412	674	42	1140	25.4%
\$150,000-\$199,999	9	163	794	95	1061	23.6%
\$200,000-\$249,999	4	61	379	99	543	12.1%
\$250,000-\$299,999	0	19	268	93	380	8.5%
\$300,000-\$399,999	1	32	201	134	368	8.2%
\$400,000 or more	0	18	139	202	359	8.0%
Total	66	1028	2717	679	4490	100%
Median	\$ 89,729	\$ 123,192	\$ 176,712	\$ 297,810	\$ 169,900	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27a: Residential Sales Prices by Square Footage for Asheville, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	61	4.6%	25	24	5	5	2	0
\$75,000 to \$149,999	511	38.2%	26	260	181	33	9	2
\$150,000 to \$249,999	428	32.0%	4	18	122	156	100	28
\$250,000 to \$349,999	175	13.1%	0	0	11	31	66	67
\$350,000 to \$499,999	117	8.8%	0	0	3	4	14	96
\$500,000 and above	44	3.3%	0	0	0	0	2	42
Total	1336	100%	55	302	322	229	193	235

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27b: Residential Sales Prices by Square Footage for Buncombe County (not including Asheville, 2004 (to date))

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	91	7.7%	16	35	21	16	3	0
\$75,000 to \$149,999	341	28.7%	9	136	129	52	14	1
\$150,000 to \$249,999	436	36.7%	1	16	103	156	119	41
\$250,000 to \$349,999	174	14.7%	0	1	4	19	71	79
\$350,000 to \$499,999	104	8.8%	0	0	4	5	9	86
\$500,000 and above	41	3.5%	0	0	0	1	2	38
Total	1187	100%	26	188	261	249	218	245

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27c: Residential Sales Prices by Square Footage for Buncombe County (including Asheville), 2004 (to date)

	ALL UNITS		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	152	6.0%	41	59	26	21	5	0
\$75,000 to \$149,999	852	33.8%	35	396	310	85	23	3
\$150,000 to \$249,999	864	34.2%	5	34	225	312	219	69
\$250,000 to \$349,999	349	13.8%	0	1	15	50	137	146
\$350,000 to \$499,999	221	8.8%	0	0	7	9	23	182
\$500,000 and above	85	3.4%	0	0	0	1	4	80
Total	2523	100%	81	490	583	478	411	480

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27d: Residential Sales Prices by Square Footage for Consortium, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	287	6.5%	56	131	63	30	7	0
\$75,000 to \$149,999	1481	33.4%	55	574	642	162	43	5
\$150,000 to \$249,999	1602	36.2%	8	53	381	605	408	147
\$250,000 to \$349,999	589	13.3%	0	5	21	84	217	262
\$350,000 to \$499,999	353	8.0%	0	2	9	14	55	273
\$500,000 and above	118	2.7%	0	0	1	1	5	111
Total	4430	100%	119	765	1117	896	735	798

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-28: Buncombe County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
VANDERBILT MORTGAGE	144	5,538	9.5%
OPTION ONE MORTGAGE CORP.	130	13,402	8.6%
DECISION ONE MORTGAGE	106	13,247	7.0%
GREEN POINT MORTGAGE FUNDING	104	15,074	6.9%
EQUIFIRST CORP	94	12,935	6.2%
WELLS FARGO FNCL NC 1	72	6,003	4.7%
EQUITY ONE, INC	66	8,383	4.4%
ARGENT MORTGAGE COMPANY	58	7,738	3.8%
BENEFICIAL	57	4,360	3.8%
CITIFINANCIAL SERVICES INC-DE	52	4,472	3.4%
FIRST GREENSBORO HOME EQUITY	51	5,046	3.4%
CIT GROUP/CONSUMER FINANCE INC	46	4,291	3.0%
SOUTHSTAR FUNDING, LLC.	41	5,736	2.7%
KEY BK USA NA	36	1,881	2.4%
21ST MORTGAGE CORP.	32	1,139	2.1%
CENTEX HOME EQUITY COMPANY, LL	32	3,614	2.1%
NEW CENTURY MORTGAGE CORP.	30	4,400	2.0%
CITIFINANCIAL MORTGAGE	23	2,377	1.5%
DELTA FUNDING CORPORATION	22	2,547	1.5%
AAMES FUNDING CORPORATION	20	2,141	1.3%
NOVASTAR MORTGAGE INC	20	2,587	1.3%
FREMONT INV & LOAN	19	2,237	1.3%
PINNACLE DIRECT FUNDING CORPOR	18	2,719	1.2%
FIRST FRANKLIN FNCL CO	15	1,411	1.0%
LONG BEACH MORTGAGE CO.	15	2,382	1.0%
FULL SPECTRUM LENDING	13	1,208	0.9%
AMERICAN MORTGAGE EXCHANGE, IN	12	1,857	0.8%
ENCORE CREDIT CORP.	11	1,669	0.7%
MBNA AMERICA DE NA	11	1,183	0.7%
OAKWOOD ACCEPTANCE CORPORATION	11	760	0.7%
ADVANCED FINANCIAL SERVICES, I	9	1,230	0.6%
MORTGAGE LENDERS NETWORK USA	9	807	0.6%
NOVASTAR HOME MORTGAGE	9	1,756	0.6%
WMC MORTGAGE CORP.	9	1,060	0.6%
AMERITRUST MORTGAGE COMPANY LL	8	1,064	0.5%
HOMEOWNERS LOAN CORP	8	793	0.5%
AEGIS LENDING CORPORATION	7	1,023	0.5%
AMERICAN BUSINESS FINANCIAL	7	858	0.5%
AMERIQUEST MORTGAGE COMPANY	7	755	0.5%
AEGIS FUNDING CORPORATION	6	599	0.4%
GREATER ACCEPTANCE MORTGAGE CO	6	660	0.4%
PROVIDENT BK	6	599	0.4%
CONCORDE ACCEPTANCE CORPORATIO	5	615	0.3%
LENDMARK FINANCIAL SERVICES	5	587	0.3%
NEW FREEDOM MORTGAGE CORP	5	535	0.3%
AMERUS HOME LENDING, INC	4	512	0.3%
BNC MORTGAGE	4	502	0.3%
HOUSEHOLD FINANCE CORPORATION	4	437	0.3%
AIG FSB	3	316	0.2%
FIELDSTONE MORTGAGE COMPANY	3	338	0.2%
FINANCE AMERICA, LLC	3	465	0.2%
FIRST NLC FINANCIAL SERVICES	3	228	0.2%
GMFS, LLC	3	554	0.2%
AURORA LOAN SERVICES	2	118	0.1%
CHAMPION ENTERPRISE	2	46	0.1%
GREENPOINT CREDIT LLC	2	45	0.1%
HOMESTAR MORTGAGE SVCS, LLC	2	255	0.1%
NATION ONE MORTGAGE CO.,INC	2	163	0.1%
WILMINGTON FINANCE, INC.	2	250	0.1%

Table A-28: Buncombe County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
ACCREDITED HOME LENDERS, INC.	1	149	0.1%
APPROVED FSB	1	226	0.1%
BRIDGE CAPITAL CORPORATION	1	260	0.1%
COUNTRYPLACE MORTGAGE, LTD	1	30	0.1%
DOLLAR MORTGAGE CORPORATION	1	119	0.1%
EHOME CREDIT CORP.	1	351	0.1%
LENDMARK MORTGAGE AND FINANCE	1	20	0.1%
PEOPLE'S CHOICE HOME LOAN, INC	1	500	0.1%
SEBRING CAPITAL PARTNERS, L.P.	1	40	0.1%
SPECIALTY MORTGAGE CORPORATION	1	180	0.1%
TOTAL	1,516	\$ 161,382	100%

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list; Bay Area Economics, 2004

Table A-29: Income Distribution for Elderly Housing by Tenure, 2000

	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
<u>Asheville</u>						
Extremely Low Income (0% to 30%)	10.4%	3.3%	6.5%	3.1%	55.5%	69.9%
Very Low Income (31% to 50%)	7.9%	4.7%	3.5%	4.1%	48.5%	33.6%
Low Income (51% to 80%)	8.2%	9.0%	2.5%	5.5%	51.5%	16.6%
(Above 80%)	17.2%	39.3%	3.4%	13.7%	17.8%	7.0%
Total	43.7%	56.3%	15.9%	26.3%		
	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
<u>Buncombe County (not including Asheville)</u>						
Extremely Low Income (0% to 30%)	3.4%	5.2%	3.1%	2.7%	42.0%	70.0%
Very Low Income (31% to 50%)	3.4%	6.6%	3.1%	3.7%	46.0%	33.0%
Low Income (51% to 80%)	5.0%	13.0%	2.4%	4.3%	32.0%	22.0%
(Above 80%)	10.1%	53.3%	4.9%	10.4%	11.0%	10.0%
Total	21.9%	78.1%	13.4%	21.1%		
	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
<u>Buncombe County (including Asheville)</u>						
Extremely Low Income (0% to 30%)	5.9%	4.5%	4.8%	3.4%	52.1%	70.4%
Very Low Income (31% to 50%)	5.0%	5.9%	3.6%	4.9%	48.3%	33.1%
Low Income (51% to 80%)	6.2%	11.5%	2.9%	6.1%	43.7%	19.5%
(Above 80%)	12.7%	48.3%	5.6%	15.7%	15.1%	9.0%
Total	29.8%	70.2%	16.9%	30.1%		
	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
<u>Asheville Regional Housing Consortium¹</u>						
Extremely Low Income (0% to 30%)	1.1%	1.2%	1.3%	1.0%	53.0%	66.0%
Very Low Income (31% to 50%)	0.9%	1.8%	0.9%	1.2%	48.0%	30.0%
Low Income (51% to 80%)	1.2%	3.4%	0.9%	2.2%	37.0%	19.0%
(Above 80%)	2.3%	14.1%	1.1%	6.4%	18.0%	8.0%
Total	5.5%	20.5%	4.3%	10.8%		

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Housing problems include cost burden greater than 30% of income, overcrowding and/or without complete kitchen or plumbing facilities

Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2004.

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of Beds	Comments	Adult/Child
Adult Care Homes/Homes for the Aged				
Alterra Clare Bridge of Asheville	Asheville	38		
Arbor Terrace of Asheville	Asheville	70	Specialized Alzheimer's Unit	
Ardenwoods	Arden	60		
Asheville Alzheimer's Care Center	Asheville	20	Specialized Alzheimer's Unit	
Asheville Manor	Asheville	79		
Becky's Rest Home #1	Fletcher	15	Specialized Alzheimer's Unit	
Becky's Rest Home #2	Fletcher	15	Specialized Alzheimer's Unit	
Canterbury Hills Adult Care Home	Candler	99	Specialized Alzheimer's Unit	
Chunn's Cove Assisted Living, LLC	Sanford	68		
Crescent View	Arden	24	Specialized Alzheimer's Unit	
Flesher's Fairview Rest Home, Inc.	Fairview	64	Specialized Alzheimer's Unit	
Golden Moments		6		
Grace Manor	Candler	29		
Hominy Valley Retirement Center	Candler	30	Specialized Alzheimer's Unit	
Marjorie McCune Memorial Center	Black Mountain	64		
Richard A. Wood, Jr. Assisted Living Center	Asheville	56	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #1	Asheville	12	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #2	Asheville	12	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #3	Asheville	12	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #4	Asheville	12		
Richmond Hill Rest Home #5	Asheville	12		
Samaritan Place Assisted Living	Sanford	54		
Shadybrook Living Center	Marion	49		
The Village Inn	Hickory	50	Developmentally Delayed	
Windwood Rest Home	Candler	12		
Total		962		
Family Care Homes				
Angel House #1	Asheville	6		
Angel House #2	Asheville	6		
Applewood Village I	Skyland	6	Developmentally Delayed	
Applewood Village II	Skyland	4		
Arden Family Care Home #1	Arden	6		
Arden Family Care Home #2	Arden	6		
Biltmore FCH #1	Arden	5	Developmentally Delayed	
Biltmore FCH #2	Arden	6		
Biltmore FCH #3	Arden	6		
Biltmore FCH #4	Arden	6	Developmentally Delayed	
Biltmore FCH #5	Arden	5	Developmentally Delayed	
Dominion Falls Family Care Home Unit E	Asheville	6		
Dominion Falls Family Care Home Unit H	Asheville	6		
Dominion Falls Family Care Home Unit I	Asheville	6		
Dominion Falls Family Care Home Unit J	Asheville	6		
Dominion Falls Family Care Home Unit K	Asheville	6		
Erwin Hills Family Care Homes	Asheville	5		
Fairview Family Care Home #1	Fletcher	6	Developmentally Delayed	
Fairview Family Care Home #2	Fletcher	6	Developmentally Delayed	
Fairview Family Care Home #3	Fletcher	6	Developmentally Delayed	
Fairview Family Care Home #4	Fletcher	6		
French Broad Family Care	Asheville	5		
Georgetown Family Care Home	Asheville	5		
Haywood Heights FCH	Arden	6		
Holmes Family Care Home	Asheville	6		
Knob Hill Family Care Home	Candler	6		
Lee's Ridge Family Care Home	Asheville	5	Developmentally Delayed	

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of	Comments	Adult/Child
		Beds		
Leicester Heights Family Care	Asheville	6		
Liberty Oaks #1	Asheville	6	Mentally III	
Liberty Oaks #2	Asheville	6		
Mayflower Senior Care, Inc.	Weaverville	6		
McDaniel's Family Care Home	Asheville	6	Developmentally Delayed	
Meadowbrook Family Care Home	Leicester	6	Developmentally Delayed	
Millbrook Family	Asheville	6	Developmentally Delayed	
Mitchell Heights Family Care #1	Leicester	6		
Mitchell Heights Family Care #2	Leicester	6		
Mitchell Heights Family Care #3	Leicester	6		
Mitchell Heights Family Care #4	Leicester	6		
Mitchell Heights Family Care #5	Leicester	6		
Mountain Valley Retirement Home	Barnardsville	6		
Mt. Pisgah Family Care Home	Candler	6		
Penley Boarding Home #1	Asheville	5	Developmentally Delayed	
Plemmons Family Care Home #1	Asheville	5		
Plemmons Family Care Home #2	Asheville	6		
Privette Family Care Home #1	Asheville	6		
Privette Family Care Home #2	Asheville	6		
Roff's Family Care Home	Asheville	6		
Shangri-La Family Care Home #1	Weaverville	6		
Shangri-La Family Care Home #2	Weaverville	6	Developmentally Delayed	
South Asheville Family Care Home	Skyland	6		
Sunrise Family Care Home #1	Black Mountain	6		
Sunrise Family Care Home #2	Black Mountain	6	Developmentally Delayed	
Sunrise Family Care Home #3	Black Mountain	6		
Sunrise Family Care Home #4	Black Mountain	6		
Sunrise Family Care Home #5	Black Mountain	6		
Sunrise Family Care Home #6	Black Mountain	6	Developmentally Delayed	
Westwood Assisted Living - A	Leicester	6		
Westwood Assisted Living - B	Leicester	6		
White Fawn FCH	Arden	6	Mentally III	
Windridge Family Care Home #1	Arden	6		
Windridge Family Care Home #2	Arden	6		
Windridge Family Care Home #3	Arden	6		
Windridge Family Care Home #4	Arden	6	Developmentally Delayed	
Windridge Family Care Home #5	Arden	6	Developmentally Delayed	
Windridge Family Care Home #6	Arden	6		
Windridge Family Care Home #7	Arden	6		
Windridge Family Care Home #8	Arden	6		
Windridge Family Care Home #9	Arden	6		
Windridge Family Care Home #10	Arden	6		
Windridge Family Care Home #11	Arden	6		
Windridge Family Care Home #12	Arden	6		
Windridge Family Care Home #13	Arden	6	Developmentally Delayed	
Total		434		
Nursing Homes				
Asheville Health Care Center	Asheville	118	Developmentally Delayed	
Aston Park Health Care Inc.	N/A	122	Developmentally Delayed	
Beverly Health Care of Asheville	Asheville	77	Developmentally Delayed	
Black Mountain Center Alzheimer's Program	Black Mountain	71	Developmentally Delayed	
Blue Ridge Rehabilitation and Health Care Center	Asheville	120	Developmentally Delayed	
Brian Center Health & Rehabilitation/Weaverville	Weaverville	142		
Brooks-Howell Home	Asheville	58		
Deerfield Episcopal Retirement Community	Asheville	88		

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of		Comments	Adult/Child
		Beds			
Emerald Rehab and Care Center	Asheville	120		Developmentally Delayed	
Flesher's Fairview Health Care	Fairview	120			
Givens Health Care Center	Asheville	84			
Highland Farms Health Care Center	Black Mountain	90			
Magnolia Health Care Center	Asheville	120			
Mountain Ridge Wellness Center	Black Mountain	100			
Pisgah Manor Health Care Center	Candler	118			
Rickman Nursing Care Center	Asheville	150			
The Laurels At Greentree Ridge	Asheville	100			
The Laurels At Summit Ridge	Asheville	123			
The Oaks At Sweeten Creek	Arden	120			
Total		2,041			
Adult Mental Health Facilities					
35 Dogwood	Asheville	3		DD Supervised Living	A
Adams Family Care Home	Asheville	2		Alt. Family Living	C/A
Agape-West	Asheville	4		Residential Living	C
Avondale DDA #1	Asheville	6		DD Supervised Living	A
Avondale DDA #2	Asheville	6		Supervised Living DD	A
Betty Jo Norton Home	Black Mountain	1		Alt. Family Living	C/A
Beverly's Place	Swanonna	2		Alt. Family Living	C/A
Blue Ridge Homes	Swanonna	32		DD Supervised Living	A
Carolina Mtn. DDA Group Home	Candler	5		DD Supervised Living	A
Carolyn Propst Home	Black Mountain	2		Alt. Family Living	C/A
Chiles Avenue Group Home	Asheville	6		DD Supervised Living	A
Clearview Terrace	Asheville	6		DD Supervised Living	A
Cornerstone	Asheville	6		Residential Treatment	C
Counterpoint	Asheville	6		Residential Treatment	C
Cummings, Reuter, Lions and Reynolds Cottages (Asheville	36		Residential Treatment	C
Davidson Home	Swanonna	2			
Dogwood Court Home	Asheville	2		DD Supervised Living	A
Eliada Homes		27		Residential Treatment	C
Ellenwood	Asheville	2		DD Supervised Living	A
Farm School Road Home	Asheville	3		DD Supervised Living	A
First Step Farm-Men	Candler	22		SA Supervised Living	A
First Step Farm-Women	Candler	15		SA Supervised Living	A
Flynn Christian Fellowship Home	Asheville	16		SA Supervised Living	A
God's Special People	Asheville	3			
Grandfather Home for Children=Asheville		6		Alt. Family Living	C/A
Heather Court	Asheville	3		Community Respite Services	A
Hillside Group Home	Asheville	3		DD Supervised Living	A
Holmes Home	Black Mountain	2		Alt. Family Living	C/A
Hope House	Asheville	6		MI Supervised Living	A
IWC-Rose Street Home	Asheville	11		Specialized Community Residential	A
IWRC-Dogwood	Asheville	6		DD Supervised Living	C
Irene Wortham Residential Center-Azalea	Asheville	6		DD Supervised Living	A
Johnson Drive Home	Asheville	5		DD Supervised Living	A
Kathy's Place	Swanonna	1		Alt. Family Living	C/A
Ken & Lynn's Place	Arden	3		Alt. Family Living	C/A
Kim Andrick Home	Asheville	3		Alt. Family Living	C/A
Leslie's Place (2)	Asheville	2		Alt. Family Living	C/A
Liberty Corner Enterprises	Asheville				
Marshall	Woodfin	3		DD Supervised Living	A
Marty's Place	Asheville	2		Alt. Family Living	C/A
Mary Benson House	Asheville	12		SA Disorders	

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of		Comments	Adult/Child
		Beds			
Neil Dobbins Center	Asheville	11		Medical Detoxification	A
New Stock Road Group Home	Asheville	6		DD Supervised Living	A
Nicola House	Candler	4		Residential Treatment	CC
Oakley Home	Asheville	2		DD Supervised Living	A
Ona's Place 1	Asheville	2		Alt. Family Living	C/A
Onas's Place 2	Asheville	3		Alt. Family Living	C/A
Our Place		6		Residential Treatment	C
Pisgah Group Home	Asheville	6		DD Supervised Living	A
Pivot Training & Treatment Academy #10	Asheville	2		Residential Treatment	C
Restored Hope	Asheville	4		Residential Treatment	C
Presbyterian Home for Children		36		Residential Treatment	C
Riverview Group Home	Asheville	6		MI Supervised Living	A
Robert S. Swain Recovery Center	Black Mountain	22		Residential Treatment	C
Rogers/Uldricks Home	Asheville	3		Alt. Family Living	C/A
Sherlin House	Asheville	2		Alt. Family Living	C/A
Sonrise	Black Mountain	3		DD Supervised Living	A
St. Dunstan Manor Group Home	Asheville	6		DD Supervised Living	A
Summersgill Home	Weaverville	2		Alt. Family Living	C/A
Temperance House	Asheville	3		Residential Treatment	C
The Baker Home	Asheville	3		Alt. Family Living	C/A
The Ray Home	Leicester	3		Alt. Family Living	C/A
Trinity Place		6		Residential Treatment	C
UMAR-Givens Estates	Asheville	6		DD Supervised Living	A
UMAR-Haw Creek	Asheville	6		DD Supervised Living	A
VOCA-Chapel Home	Asheville	2		Alt. Family Living	C/A
W N C Group Home - Kenmore	Asheville	6		DD Supervised Living	C
W N C Group Home - Pine Spring	Asheville	6		DD Supervised Living	A
WNC Group Home - Ora	Asheville	6		DD Supervised Living	A
WNC Group Home-Montford	Asheville	5		DD Supervised Living	C
Wentworth Home	Asheville	3		DD Supervised Living	A
Yale Avenue Home	Asheville	3		DD Supervised Living	A
Total		473			

Total Special Needs Bed Count	3,910
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Source: North Carolina Department of Health and Human Services; Bay Area Economics, 2004.

Table A-31: Persons with Physical Disabilities by Age, 2000

Age	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium¹	
	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total
5 to 15	86	1%	246	2%	332	2%	421	1%
16 to 64	3,547	49%	6,885	56%	10,432	53%	17,367	52%
65 & over	3,606	50%	5,146	42%	8,752	45%	15,573	47%
Total:	7,239	100%	12,277	100%	19,516	100%	33,361	100%
Percent of Total Population	11%		9%		6%		10%	

Note: The U.S. Census Bureau defines *physical disability* as a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

¹Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania Counties.

Source: U.S. Census, 2000; BAE, 2004

Table A-32: Persons with Mental Disabilities by Age, 2000

Age	Asheville		Buncombe County (not including Asheville)		Buncombe County (including Asheville)		Asheville Regional Housing Consortium¹	
	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total
5 to 15	458	11%	983	15%	1,441	13%	2,397	14%
16 to 64	2,331	57%	3,712	55%	6,043	56%	9,402	53%
65 & over	1,291	32%	2,025	30%	3,316	31%	5,880	33%
Total:	4,080	100%	6,720	100%	10,800	100%	17,679	100%
Percent of Total Population	6%		5%		3%		5%	

Note: The U.S. Census Bureau defines *mental disability* as a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating.

¹Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004

Table 33a (HUD Table 2A): Priority Needs Summary Table for Asheville

Priority Housing Needs (households)		Priority Need Level (High, Medium, Low)		Unmet Need	Goals*
Renter Households	Small Related	0% to 30% of AMI		603	
		31% to 50% of AMI		455	
		51% to 80% of AMI		329	
	Large Related	0% to 30% of AMI		84	
		31% to 50% of AMI		65	
		51% to 80% of AMI		67	
	Elderly	0% to 30% of AMI		472	
		31% to 50% of AMI		262	
		51% to 80% of AMI		225	
	All Other	0% to 30% of AMI		985	
		31% to 50% of AMI		920	
		51% to 80% of AMI		562	
Non-Elderly Owner Households		0% to 30% of AMI		409	
		31% to 50% of AMI		395	
		51% to 80% of AMI		724	
Special Populations**		0% to 80% of AMI			
Total Goals					

**Includes elderly households.

Sources: U.S. Census, 2000; Comprehensive Housing Affordability Strategy Databook, 2000; Claritas, Inc., 2000;

Table 33b (HUD Table 2A): Priority Needs Summary Table for For Buncombe (not including Asheville)

Priority Housing Needs (households)		Priority Need Level (High, Medium, Low)		Unmet Need	Goals*
Renter Households	Small Related	0% to 30% of AMI		556	
		31% to 50% of AMI		463	
		51% to 80% of AMI		253	
	Large Related	0% to 30% of AMI		96	
		31% to 50% of AMI		109	
		51% to 80% of AMI		134	
	Elderly	0% to 30% of AMI		155	
		31% to 50% of AMI		172	
		51% to 80% of AMI		94	
	All Other	0% to 30% of AMI		452	
		31% to 50% of AMI		438	
		51% to 80% of AMI		393	
Non-Elderly Owner Households		0% to 30% of AMI		983	
		31% to 50% of AMI		921	
		51% to 80% of AMI		2,330	
Special Populations**		0% to 80% of AMI			
Total Goals					

**Includes elderly households.

Sources: U.S. Census, 2000; Comprehensive Housing Affordability Strategy Databook, 2000; Claritas, Inc., 2000;

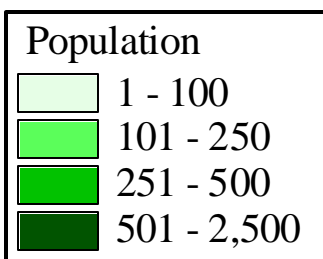
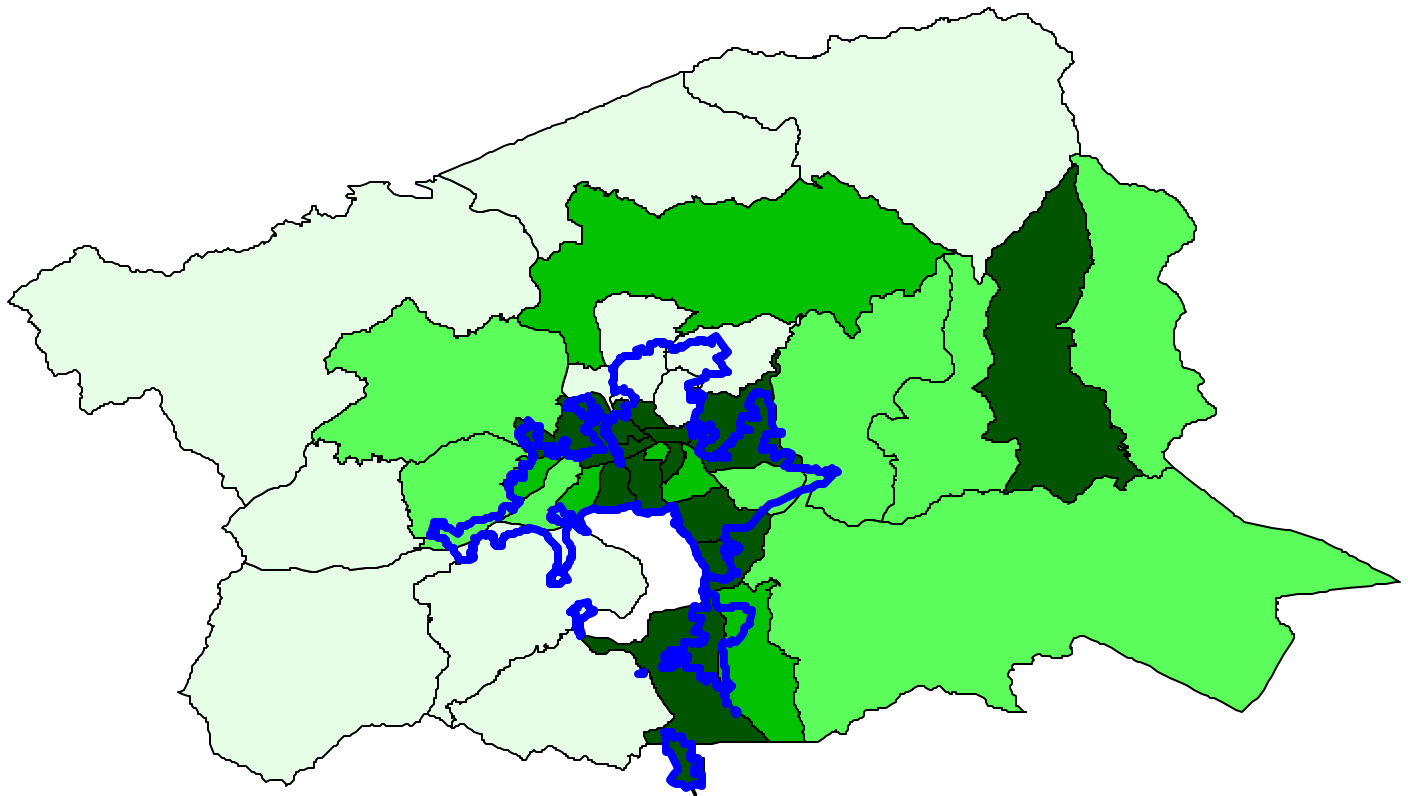
Table 33c (HUD Table 2A): Priority Needs Summary Table for For Buncombe (including Asheville)

Priority Housing Needs (households)		Priority Need Level (High, Medium, Low)		Unmet Need	Goals*
Renter Households	Small Related	0% to 30% of AMI		1,159	
		31% to 50% of AMI		918	
		51% to 80% of AMI		582	
	Large Related	0% to 30% of AMI		180	
		31% to 50% of AMI		174	
		51% to 80% of AMI		201	
	Elderly	0% to 30% of AMI		627	
		31% to 50% of AMI		434	
		51% to 80% of AMI		319	
	All Other	0% to 30% of AMI		1,437	
		31% to 50% of AMI		1,358	
		51% to 80% of AMI		956	
Non-Elderly Owner Households		0% to 30% of AMI		1,392	
		31% to 50% of AMI		1,316	
		51% to 80% of AMI		3,054	
Special Populations**		0% to 80% of AMI		3,174	
Total Goals					

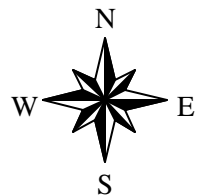
**Includes elderly households.

Sources: U.S. Census, 2000; Comprehensive Housing Affordability Strategy Databook, 2000; Claritas, Inc., 2000;

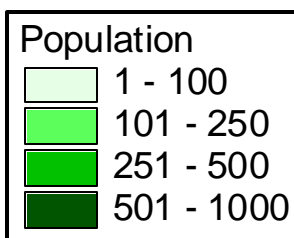
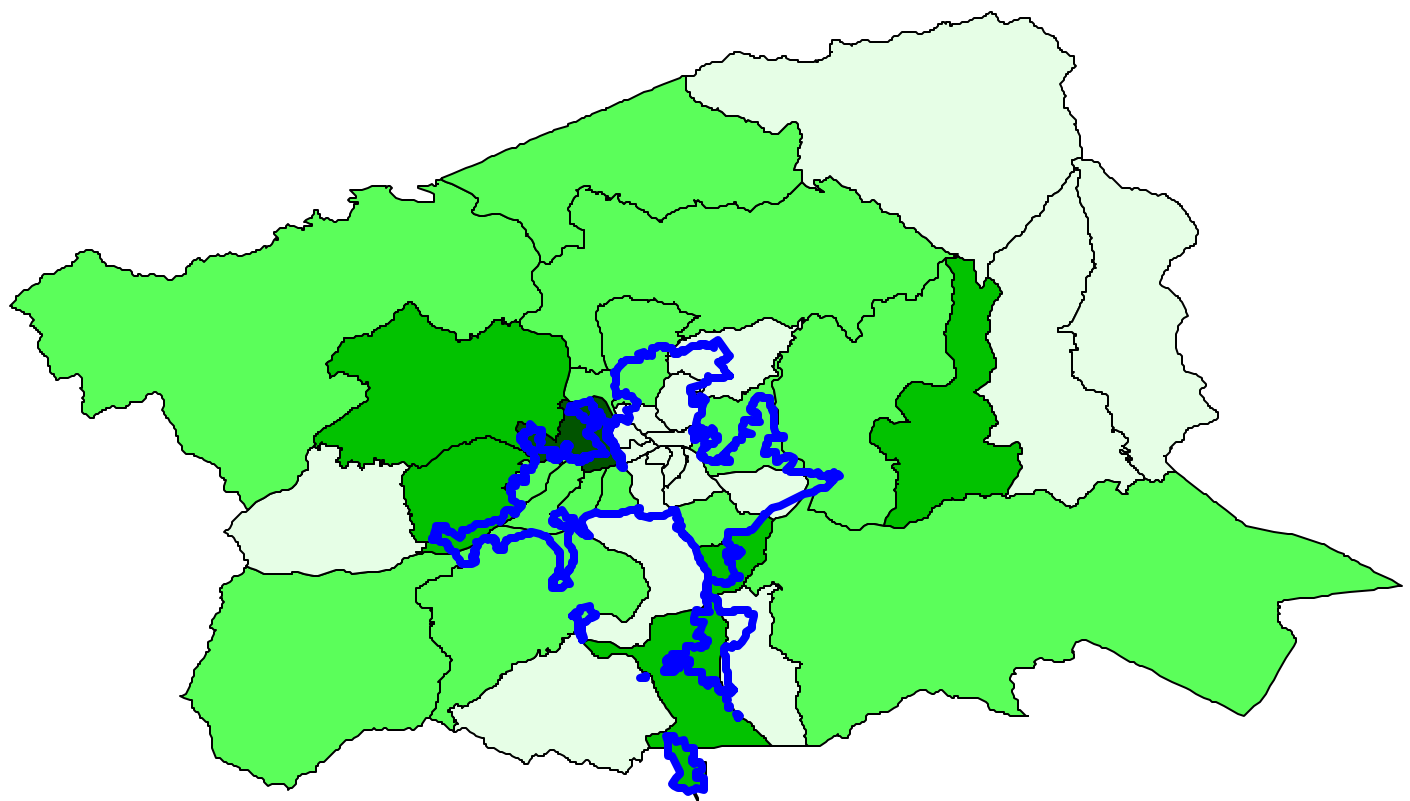
Buncombe County African American Population



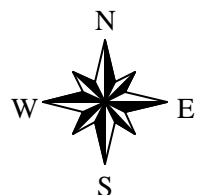
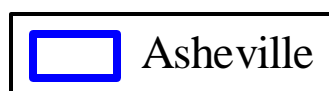
Source: ESRI, 2000; BAE 2004.



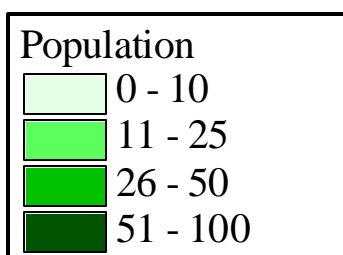
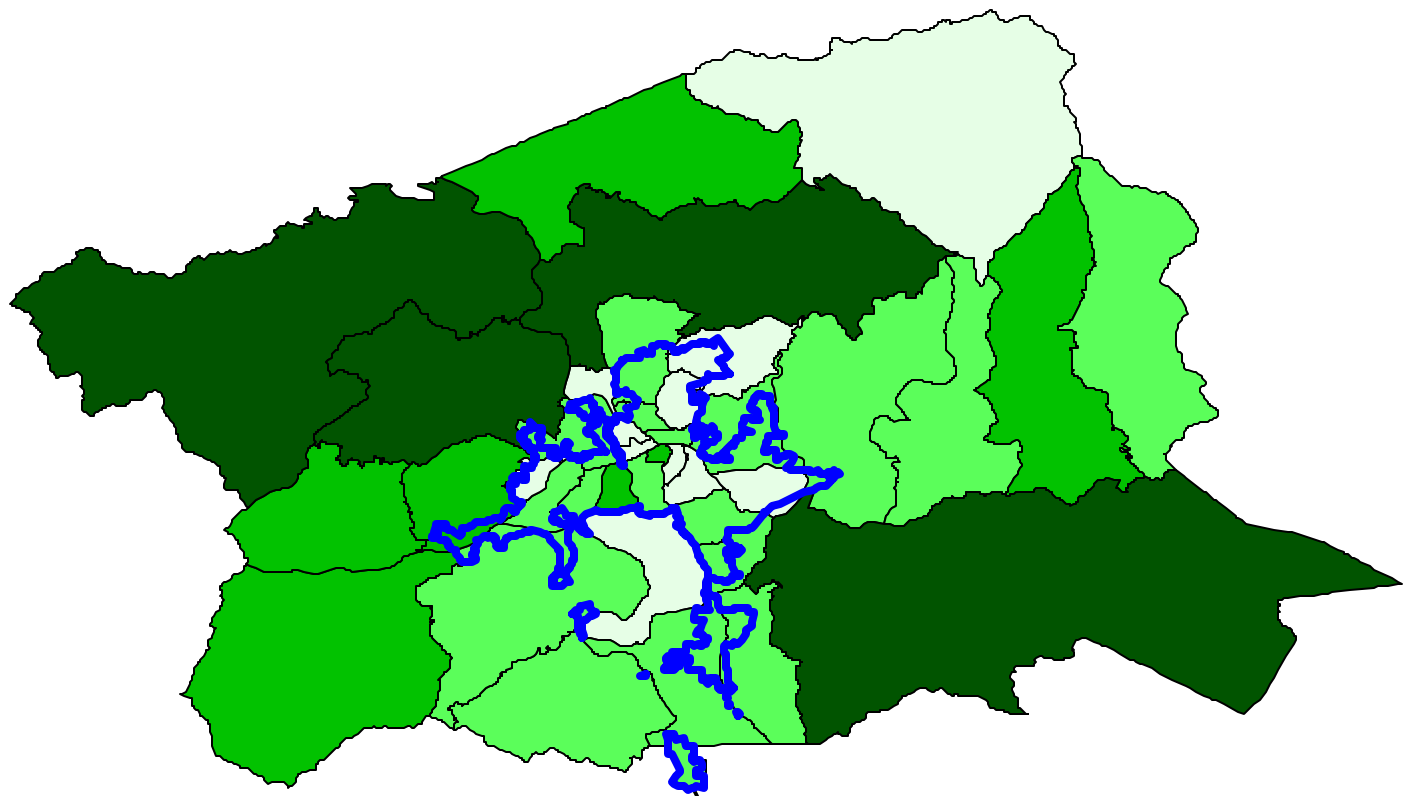
Buncombe County Hispanic Population



Source: ESRI, 2000; BAE 2004.



Buncombe County Native American Population



Source: ESRI, 2000; BAE 2004.

